

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2708/80 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 1305/677 LA TROBE STREET DOCKLANDS VIC 3008    | \$535,000 | 17-Jul-22 |
| 2201/135 CITY ROAD SOUTHBANK VIC 3006          | \$540,000 | 10-Oct-22 |
| 4803/568-580 COLLINS STREET MELBOURNE VIC 3000 | \$537,500 | 06-Aug-22 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 November 2022


**1305/677 LA TROBE STREET  
DOCKLANDS VIC 3008**

Sold Price

RS

**\$535,000**

Sold Date

**17-Jul-22**

2
 2
 1

Distance

**1.39km**
**2201/135 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price

RS

**\$540,000**

Sold Date

**10-Oct-22**

2
 2
 1

Distance

**1.63km**
**4803/568-580 COLLINS STREET  
MELBOURNE VIC 3000**

Sold Price

RS

**\$537,500**

UN

Sold Date

**06-Aug-22**

2
 2
 1

Distance

**1.17km**

RS = Recent sale

UN = Undisclosed Sale

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